



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-3127

**Type:** City Code Amendments

**In control:** City Council A Session

**On agenda:** 5/17/2018

**Title:** Ordinance amending Chapter 35, Unified Development Code, Article III, of the City Code of San Antonio, to update Section 35-335 "NCD" Neighborhood Conservation District and "NCD-2" Alta Vista Neighborhood Conservation District. Staff and Zoning Commission recommend Approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map, 2. CCR Trevino Alta Vista NCD, 3. Revision Language, 4. Zoning Minutes, 5. Draft Ordinance.pdf, 6. Ordinance 2018-05-17-0363

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** Council District 1

**SUBJECT:**

Consideration of an Ordinance amending Chapter 35, Unified Development Code, Article III, of the City Code of San Antonio, to update Section 35-335 "NCD" Neighborhood Conservation District and "NCD-2" Alta Vista Neighborhood Conservation District.

**SUMMARY:**

Councilmember Trevino initiated a Council Consideration Request (CCR) for Development Services staff to update the Alta Vista Neighborhood Conservation District.

**BACKGROUND INFORMATION:**

In December 2016, Councilman Roberto Trevino requested that the City of San Antonio review and update the "NCD-2" Alta Vista Neighborhood Conservation District. The Governance Committee was briefed on this item on February 8, 2017, and recommended that staff move forward with the community input process to amend the Alta Vista NCD.

On May 1, 2018, Zoning Commission recommended approval of the proposed changes.

This item is scheduled for consideration by the Comprehensive Plan Committee on May 16, 2018.

**ISSUE:**

The Alta Vista NCD was created in 2003. Since that time, the Alta Vista neighborhood has experienced different development patterns for multifamily residential projects that the language of the NCD does not

adequately address. In December 2016, Councilman Roberto Trevino submitted a CCR to amend the Alta Vista NCD language to protect the interests and intended standards of the Conservation District. Since October 2017, the Development Services Department (DSD) has met with a review committee formed by the Alta Vista Neighborhood Association, comprised of property owners within the neighborhood, to identify areas of the Alta Vista NCD that need amendments.

DSD staff and the Alta Vista neighborhood working group met 6 times between October 2017 thru April 2018 and developed proposed revisions to the NCD. These proposed revisions were presented to the Alta Vista Neighborhood on April 16, 2018. Staff presented the proposed standards related to all residential structures to address the development patterns that have concerned the neighborhood. Owners were given an opportunity to provide comment at the meeting and invited to send in their comments and feedback to staff by April 30<sup>th</sup>. There was one resident out of 40 in opposition with concerns the NCD would limit density. Positive feedback was received by the remaining participants.

At the April 16<sup>th</sup> meeting, the community agreed with the proposed revisions as presented for residential standards. Attendees were asked to submit by April 30<sup>th</sup> any concerns with the proposed standards. No concerns or issues were submitted by the deadline.

The Alta Vista NCD commercial standards will not be reviewed or amended during this process.

**ALTERNATIVES:**

Denial of the proposed amendments will result in the current standards remaining in place.

**FISCAL IMPACT:**

There is no fiscal impact associated with this briefing.

**RECOMMENDATION:**

Staff recommends approval of the proposed changes to the Alta Vista Neighborhood Conservation District.